

## MAJOR LDP SITE PLAN REQUIREMENTS



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The following is a list of the most common requirements for site plans when preparing to begin a major commercial project. Items on this list may not be applicable in all circumstances. There may also be requirements that are not listed here and will be addressed in the review. **You are required to submit this checklist, completed, with all Land Disturbance Application submittals.**

### Demolition Plan Requirements:

- ☐ Site topography
- ☐ Property boundaries
- ☐ Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities)
- ☐ Proposed demolition
- ☐ Existing easements, 25' state waters buffer, 75' stream buffer, floodplain or statements that none exist
- ☐ Show all necessary Erosion, Sedimentation & Pollution Control Devices (silt fence downhill of land disturbance, seeding and mulching of disturbed areas, construction entrance/exit, etc.)

### Construction Plan Requirements:

- ☐ Property boundaries
- ☐ Site topography
- ☐ Existing improvements (such as structures, hardscape, utilities, septic tank and field, drainage facilities)
- ☐ Items to be demolished should not appear on this plan
- ☐ Existing easements, 25' state waters buffer, 75' stream buffer, floodplain or statements that none exist
- ☐ Zoning and required setbacks
- ☐ Pre- & post-construction impervious surface ratios (ISR)
- ☐ Existing trees and trees to be removed (or a statement that there are none)
- ☐ Location of tree protection fencing
- ☐ Proposed landscaping
- ☐ Location of proposed and existing outdoor lighting. If none, statement that none are existing or proposed
  - ☐ Description of all illuminating devices, fixtures, lamps, supports, reflectors. The description may include, but is not limited to catalog cuts and illustrations by manufacturers
  - ☐ Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut off of light emissions.
  - ☐ Photometric plans must include the maximum and average light layout
- ☐ Total lot area in square feet or acres
- ☐ Total disturbed area in square feet or acres
- ☐ Proposed buildings (include proposed height) and hardscape
- ☐ Proposed grading
- ☐ Demonstrate compliance with grade separation and positive drainage requirements of the International Building Code
- ☐ Proposed drainage improvements
- ☐ Proposed water quality improvements if over 5,000 square feet of new or replacement impervious area or if over 1 acre of land disturbance. Provide calculations if applicable
- ☐ Proposed retaining walls. Walls may not exceed 8' in height measured from bottom of footing to top of wall
- ☐ Retaining wall profiles including specifications for reinforcement, concrete, compaction, geogrid, etc. (if applicable)
- ☐ Retaining wall calculations including internal, external and global stability
- ☐ Show silt fence downhill of land disturbance

- ☐ Show seeding and mulching of disturbed areas
- ☐ Drainage & Grading
- ☐ Utility plan
- ☐ Phased Erosion Control (initial, intermediate, & final)
- ☐ Sanitary sewer profiles
- ☐ Storm pipe profiles
- ☐ Standard details
- ☐ Street Lighting Plan (may be combined with Landscape and Tree Protection Plan)
- ☐ Per GESA 12/31/06 requirement, provide GSWCC Level II Design Professional seal and number on the Cover Sheet and on the Phased Erosion Control Sheets
- ☐ Per NPDES, provide Letter/Statement of Certification of Pre-design site visit
- ☐ Provide project name/address; owner's name/address/phone; design firm name/address/phone/e-mail; 24 hour contact name/local phone/e-mail on cover sheet and all E, S & P sheets.
- ☐ If this property is located within the Metropolitan River Protection Act Plan Area's 2000 feet Chattahoochee River Corridor (O.C.G.A. § 12-5-440 et seq.), provide as-built survey of any and all existing development, i.e., buildings, structures, etc. Plans should include Atlanta Regional Commission (ARC) assigned vulnerability categories and allowances for existing & proposed, cleared & impervious areas.
- ☐ Engineer's Stormwater Management Report/Hydrology Report, (2 copies + electronic) and hydrology statement on plans
- ☐ Flood Study (2 copies + electronic, if applicable)
- ☐ FEMA Flood Map (1998 or most current) shown on plans
- ☐ For permit revisions only: provide a letter attached to the plan(s) with a detailed, specific revision description, and update the revision block on all sheets.